

MILLSTONE TOWNSHIP BOARD OF ADJUSTMENT

Due to the Covid-19 Pandemic State of Emergency the Millstone Township Board of Adjustment meeting scheduled for Wednesday, June 24, 2020 at 7:30 p.m. will be held using the Zoom Conferencing platform. Members of the public have the option to attend the meeting either by using a device (PC, laptop, tablet or smartphone) or by dialing in via telephone.

Attending Using a Device

If attending using a device, you will be able to see and hear the members of the Board of Adjustment Board while they conduct the meeting. Your microphone will be muted and you will NOT be seen by the Board of Adjustment or any other meeting attendee. By clicking on the Q&A icon, you may submit comments or questions throughout the meeting. Your comment or question will be read aloud during the Public Comment portion of the meeting.

To join the meeting use the link on the Millstone Township Board of Adjustment web site home page

<https://www.millstonenj.gov> or join the meeting at: Join Zoom Meeting

<https://us02web.zoom.us/j/9225936112?pwd=THYrdUx6RWUvckZPSjdULzl0RzlpQT09>

Meeting ID: 922 593 6112

Password: 636415

One tap mobile

+19292056099,,9225936112#,,1#,636415# US (New York)

+13017158592,,9225936112#,,1#,636415# US (Germantown)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 922 593 6112

Password: 636415

Find your local number: <https://us02web.zoom.us/j/kchOGRTFx1>

Attending via Telephone

If attending via telephone only, you will be able to hear the Board of Adjustment while they conduct the meeting. Your microphone will be muted. During the Public Comment portion of the meeting, you will be identified by the last four digits of your phone number and will be invited to make a comment. Your microphone will be unmuted at this time.

Use one of the following phone numbers to join the meeting.

All plans, maps and papers regarding this matter are on file with Board of Adjustment and are available for public inspection on the Millstone Township Board of Adjustment website at

<http://www.millstonenj.gov/boardsnotices.html>

If you have any questions prior to the meeting regarding Zoom Conferencing feel free to contact Board Secretary Pamela D'Andrea at p-dandrea@millstonenj.gov during normal business hours who will be hosting the meeting.

MEETING CALLED TO ORDER:	Chairman Novellino			
READING OF ADEQUATE NOTICE:	Vice-Chairman Barthelmes			
FLAG SALUTE:	Chairman Novellino			
ROLL CALL:	Secretary D'Andrea			
Barthelmes _____	Conoscenti _____	Frost _____	Lambros _____	Morelli _____
Mostyn _____	Novellino _____	Ferrara(AltI) _____	Mangano (AltII) _____	

APPROVAL OF MINUTES: APRIL 22, 2020

Motion _____ Second _____
Barthelmes _____ Lambros _____ Morelli _____ Mostyn _____ Frost _____ Ferrara(AltI) _____

EXTENSION OF TIME:

Z18-09 MAZZITELLI - Block 36.01, Lot 3 located at 6 Quail Hill Road consisting of 2.66 acres in the R-80 Zoning District. Applicant sought and received approval in Resolution Memorialized in 3-27-19 to construct single family home on the existing vacant lot. Variances were required for: Sec. 4-4.7 (Lot Area requirements) because a 200' diameter circle cannot be inscribed within the usable building area; Sec. 11-24.3 because existing steep slopes (15%+) are proposed to be disturbed and a conservation easement is not proposed around the remaining steep slopes. Also requested and granted was a waiver from checklist submission of Environmental Impact and Assessment. (Sec. 9-3). Resolution memorialized 3-27-19. Applicant returns to the Board seeking an additional 6-month extension of time to 9-24-20. (Time ran 3-26-20).

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

NEW APPLICATIONS:

Z20-03 MUMAU, BRIAN AND ELAINE – Block 6.02, Lot 5 located at 15 Saddlebrook Road consisting of 1.84 acres in the R-130 Zoning District. Applicant’s property is a thru street. Applicant seeks to remove a 500 s.f. horse barn and construct a new 1,080 s.f. horse barn where 900 s.f. is permitted. Applicant seeks a variance for the height of the structure where 16 feet is permitted and 19.83 is proposed. Deemed Complete 3-18-20. Date of Action 7-16-20. Noticing required.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

Z19-07 STEWART, DANIEL AND DOMENICA – Block 31.01, Lot 33 located at 2 Evergreen Court consisting of 2.62 acres in the R-130 Zoning District. Applicant proposes to construct a 2-car garage seeking variances relief from building size of 1,782.5 s.f. where 900 s.f. is permitted; height of 28.82 where 16’ is permitted. Deemed Complete 1-31-20. Date of Action 5-30-20, extension granted to June 30, 2020. Noticing required.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

Z19-06 SILVI GROUP COMPANIES – Block 22, Lot 13 located at 470 Route 33 in the HC Zone consisting of 13.405 acres. Applicant seeks Preliminary and Final Site Plan Approval, Use Variance Approval to add a 9,600 s.f. new building to the site. Removal of existing maintenance building. Addition of employee parking and installation of natural gas fueling. Deemed complete 12-12-20, DOA 4-10-20. Various extensions of time through the end of June 2020. Noticing required.

Motion _____ Second _____
Barthelmes _____ Conoscenti _____ Frost _____ Lambros _____ Morelli _____
Mostyn _____ Novellino _____ Ferrara(AltI) _____ Mangano (AltII) _____

NEW BUSINESS:

OLD BUSINESS:

EXECUTIVE SESSION:

ADJOURNMENT: